



REZONING

July 15, 2004

FILE: RZ 04-07-06 M-2, M-1, C-2, R-2 To PUD

Property Information

Tax ID	Tax Map 072 Parcels 201, 201A, 046, 046A, 247A, 410, and a portion of 231
Location/address	On the east side of North Belair Road, at its intersection with Ronald Reagan Drive
Parcel Size	57.55 acres
Current Zoning	M-2 (general industrial), M-1 (light industrial), C-2 (general commercial) and R-2 (single-family residential)
Request	PUD (Planned Unit Development)
Proposed Use	Planned Unit Development with office, residential, and commercial uses
Commission District	District 1 (Brown)
Recommendation	Approval

Summary and Recommendation

Donald C. Lawrence seeks rezoning of 57.55 acres located on North Belair Road across from Ronald Reagan Drive from M-2, M-1, C-2, and R-2 to PUD for a Planned Unit Development with office, residential, and commercial uses.

This proposal for intensive mixed use development, the land uses proposed, their arrangement in a lifestyle center configuration in the heart of the Evans Town Center, and the architectural styles are consistent with the growth management plan and with the Evans Town Center concept plan. The concept plan and the accompanying narrative illustrate the proposed layout of the development, the schedule and phasing of the development, and the intentions for accomplishing new road development and road realignment in the area.

The one point that the planning commission should weigh is the proposed use of the northernmost portion of the site. The northernmost point is within a portion of the PUD that is designated primarily for office use and hotel/convention center development. These uses would be compatible with residential development to the north in Northwood Subdivision. However one site at the northernmost point is designated for C-1 type commercial uses such as a bank, drug store or sit-down restaurant. Most commercial/retail development is shown to the south of Ronald Reagan Drive. A portion of the site east of North Belair Road relocated is also shown for convenience type C-2 retail uses. This area is near sites that are currently shown for industrial development along Industrial Park Drive. Staff would suggest that the land use layout is appropriate, but special care must be taken to ensure transition from commercial uses to residential uses on the north side of the PUD.



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Staff recommends approval of this request.

Interdepartmental Review

Water and Sewer: A 10-inch water line and a 10-inch sewer line are available along Industrial Park Drive. The project will not affect the existing water and sewer infrastructure in the area.

Construction and Maintenance: A 3-lane widening of North Belair and Ronald Reagan Drive is planned, as is the new connector road between North Belair and Industrial Drive. The Construction Department has these projects designed and out for bid currently. Close co-ordination will be required to avoid conflicts.

Sheriff: Additional patrols will be necessary for crime prevention and traffic control. Deceleration lanes for all entrances into the project are recommended.

Health Department: County water and sewer.

Engineering: Site is in the Jones Creek drainage basin. On-site detention facility is required. Site plans must be submitted and approved by the county engineer. Driveway and access must be aligned directly across from Pierre Court.

Planning: The PUD narrative must be updated as changes are made. A Master Sign Plan should be submitted and updated as development proceeds.

Growth Management Plan

This property is located at the heart of the Evans Town Center Overlay District and is in the site located by the Evans Town Center Urban Design Plan. The proposal for this site addresses components identified in the Conceptual Master Plan for Evans Town Center including road realignments, improved and facilitated pedestrian and non-motorized transportation circulation, as well as landscaping and architectural design standards.

The Columbia County Growth Management Plan designates this property for office and professional, high-density residential, public and institutional, and commercial uses. The adjacent properties are recommended for industrial, commercial, office professional, green space and institutional uses. This request fulfills three of the four original uses and extends the commercial uses to the North Belair connector extension. The necessity of a buffer between commercial uses and existing residential uses is now placed on the O'Tyson property by this proposal.

Zoning and Development Regulations

All setbacks, buffer, architecture and landscape standards, signage and parking requirements are met by the PUD narrative.



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Surrounding properties are zoned R-2, P-1, C-2, C-3, M-1, and M-2. Although no surrounding properties are PUD, the uses within this request are consistent with the prevailing zoning pattern.

Criteria for Evaluation of Rezoning Request

Criteria Point	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is consistent with the prevailing zoning and land use pattern.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request should not adversely affect the nearby neighborhood.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The request is consistent with GMP
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The use of these sites for single-family residential is limited due to the current development pattern in that area as well as the GMP
Whether the proposal could cause excessive or burdensome use of public facilities or services.	County water and sewer are available. This request will not cause excessive use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	Use of the property for commercial, office, and residential would be consistent with the adjoining properties and the GMP
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request meets this balance test.